

# FOR SALE

## 86.45 +/- IRRIGATED ACRES + BUILDING

### — YORK COUNTY, NEBRASKA —



IF YOU ARE LOOKING TO EXPAND YOUR OPERATION INTO A HIGHLY PRODUCTIVE AREA CLOSE TO MULTIPLE ELEVATORS AND ETHANOL PLANTS, THIS IS THE PROPERTY FOR YOU. THE PROPERTY IS SET UP TO WATER A MAJORITY OF THE FARM WITH THE PIVOT, BUT ALSO HAS UNDERGROUND PIPE BURIED TO THE 2 CORNERS TO GRAVITY WATER THEM. COME TAKE A LOOK AT THIS NICE PROPERTY.



**OFFERED AT**  
**\$916,400**  
**(\$10,600/ACRE)**

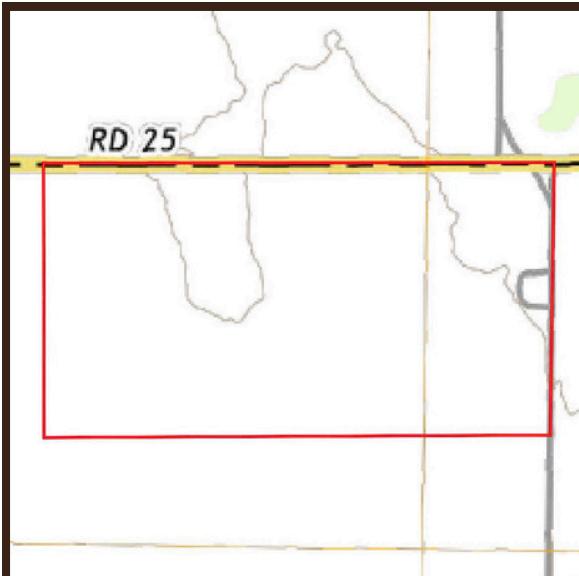
#### PROPERTY DIRECTIONS

TAKE HIGHWAY 66 WEST OUT OF POLK FOR 1 MILE TO COUNTY ROAD B. TURN AND GO SOUTH 2 MILES TO COUNTY ROAD 121. THE PROPERTY IS LOCATED TO THE SOUTHWEST OF THIS INTERSECTION.



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### **TOTAL ACRES (PER ASSESSOR) - 86.45 +/-**

- IRRIGATED ACRES - 82.30 +/-
- OTHER ACRES - 3.23 +/-
- BUILDING SITE - 0.92 +/-

### **LEGAL DESCRIPTION**

**NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 6,  
TOWNSHIP 12, RANGE 4 WEST, YORK COUNTY, NEBRASKA**

### **PROPERTY TAXES**

**\$3,886.70**

### **IRRIGATION INFORMATION**

#### **WELL G-004026**

- DRILLED 4/11/57, 700 GPM, 77' STATIC LEVEL, 95' PUMPING LEVEL, 155' WELL DEPTH, 25 HP ELECTRIC MOTOR

**LOCATED IN UPPER BIG BLUE NRD**

**2005 ZIMMATIC 7 TOWER PIVOT**

### **FSA INFORMATION**

**TOTAL CROPLAND ACRES - 83.99**

**WHEAT - 4.3 BASE ACRES - 37 PLC YIELD**

**CORN - 63.1 BASE ACRES - 151 PLC YIELD**

**GRAIN SORGHUM - 1.8 BASE ACRES - 84 PLC YIELD**

**SOYBEANS - 3.7 BASE ACRES - 51 PLC YIELD**

**TOTAL BASE ACRES - 72.9**

### **STORAGE/BARNs**

#### **BEHLEN CURVET MACHINE SHED**

- ROUGHLY 40' X 60'

**\*ALL MINERAL RIGHTS OWNED BY SELLER, IF ANY, CONVEY TO BUYER.**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3864	Hastings silt loam, 0 to 1 percent slopes	58.4	65.29	0	69	1
3952	Fillmore silt loam, frequently ponded	13.13	15.2	0	45	3w
3866	Hastings silt loam, 1 to 3 percent slopes	12.5	14.47	0	68	2e
3820	Butler silt loam, 0 to 1 percent slopes	4.36	5.05	0	70	2w
TOTALS		86.39	100%	-	65.26	1.5



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